

AMENDMENTS TO THE CLAIMS:

This listing of claims will replace all prior versions and listings of claims in the application:

1. (Currently Amended) A method for determining a processing prioritization of mortgage loan applications including determining a score representing a likelihood an indication that an application for a mortgage loan will result in a closing, said method comprising:

receiving, by a processor from one or more databases, ~~[[the]]~~ application data including at least borrower information, property information, and a first interest rate;

receiving, by the processor, home value information representing an estimated value of the property;

receiving, by the processor, a second interest rate; ~~[[and]]~~

calculating, by the processor, the score ~~determining the indication~~ based on the received application data, received home value information, and received second interest rate, the score ~~indication~~ representing a likelihood that the mortgage loan will close;

comparing, by the processor, the score with one or more additional scores for other mortgage loan applications; and

prioritizing processing of the mortgage loan application based on the comparison.

2. (Currently Amended) The method of claim 1, wherein said receiving the application data further comprises:

receiving a date corresponding to when the mortgage loan application will close with the first interest rate.
3. (Original) The method of claim 2, further comprising:

using an expiration date for the first interest rate as the date.
4. (Original) The method of claim 2, further comprising:

using a closing date as the date.
5. (Original) The method of claim 4, wherein said receiving the second interest rate further comprises:

using, as the second interest rate, an interest rate corresponding to a date other than the closing date.
6. (Original) The method of claim 1, wherein said receiving home value information further comprises:

receiving estimates of value of comparable properties in a region corresponding to the property.

7. (Original) The method of claim 6, further comprising:
using at least one of a street, a neighborhood, a city, a ZIP code, a zip+4 code, a county, a state, a country, a census tract, or a metropolitan statistical area as the region.
8. (Original) The method of claim 6, wherein said receiving an estimate further comprises:
receiving a median value of properties in a ZIP code for the property.
9. (Original) The method of claim 1, wherein said receiving home value information further comprises:
receiving an estimate of an average value of properties in a region corresponding to the property.
10. (Original) The method of claim 1, wherein said receiving the second interest rate further comprises:
receiving the second interest rate as a current interest rate available for mortgage loans.
11. (Currently Amended) The method of claim 1, wherein said calculating determining the score indication further comprises:
calculating ~~determining~~ the score ~~indication~~ based on a model.

12. (Currently Amended) The method of claim 11, wherein said calculating
~~determining~~ further comprises:

calculating ~~determining~~ the model based on a statistical technique.

13. (Original) The method of claim 12, further comprising:
using a logistic regression as the statistical technique.

14. (Currently Amended) The method of claim 1, wherein said calculating
~~determining~~ the score indication further comprises:

~~determining the indication as a score~~

receiving a date corresponding to when the mortgage loan application will

close with the first interest rate;

periodically updating the second interest rate; and

periodically calculating an updated score until the mortgage loan

application has been processed, prior to the date, based on the updated second interest
rate.

15. (Currently Amended) The method of claim 14, wherein said calculating
the score ~~determining the indication~~ further comprises:

scaling the score into a range of score values, such that a low score value
within the range of score values corresponds to a high likelihood that the loan will close,
and a high score value within the range of score values corresponds to a low likelihood
that the loan will close.

16. (Currently Amended) The method of claim 14, wherein said calculating the score ~~determining the indication~~ further comprises:

scaling the score into a range of score values, such that a low score value within the range of score values corresponds to a low likelihood that the loan will close, and a high score value within the range of score values corresponds to a high likelihood that the loan will close.

17. (Currently Amended) A method for processing a mortgage loan application based on a score, said method comprising:

receiving, by a processor from one or more databases, data representing the mortgage loan application with a first interest rate for a property; [[and]]

calculating, by the processor, determining the score based on the received data representing mortgage loan application and based on a second interest rate received after the first interest rate, the score representing a likelihood that the mortgage loan application will close;

receiving a date corresponding to when the mortgage loan application will close; and

calculating, using the processor, an updated score prior to the date.

18. (Original) The method of claim 17, further comprising:

determining scores for one or more mortgage loan applications.

19. (Original) The method of claim 18, further comprising:

processing the one or more mortgage loan applications, such that at least one of the mortgage loan applications is processed before another mortgage loan application based on the determined score for the at least one mortgage loan application.

20. (Previously Presented) The method of claim 18, further comprising:

prioritizing the one or more mortgage loan applications based on the determined scores.

21. (Currently Amended) A method for use in performing appraisals on a plurality of properties based on scores, wherein each of the scores indicates whether a mortgage loan application is likely to result in a closing, said method comprising:

receiving, by a processor from one or more databases, a first score electronically calculated based on a first interest rate for a first one of the properties;

receiving, by the processor, a second score electronically calculated based on a second interest rate for a second one of the properties; and

performing a first appraisal of the first property before a second appraisal of the second property, when the first score indicates a greater likelihood of closing than the second score.

22. (Original) The method of claim 21, further comprising:

prioritizing the first appraisal before the second appraisal based on the first score.

23. (Currently Amended) A method for use in performing title searches on a plurality of properties based on scores, wherein each of the scores indicates whether a mortgage loan application is likely to result in a closing, said method comprising:

receiving, by a processor from one or more databases, a first score electronically calculated based on a first interest rate for a first one of the properties;

receiving, by the processor, a second score electronically calculated based on a second interest rate for a second one of the properties; and

performing a first title search of the first property before a second title search of the second property, when the first score indicates a greater likelihood of closing than the second score.

24. (Currently Amended) A system for determining a processing prioritization of mortgage loan applications including determining a score representing a likelihood an indication that an application for a mortgage loan will result in a closing, said system comprising:

means for receiving data representing an application including at least borrower information, property information, and a first interest rate;

means for receiving home value information representing an estimated value of the property;

means for receiving a second interest rate; [[and]]

means for electronically calculating the score ~~determining the indication~~
based on the received data representing the application, received home value
information, and received second interest rate, the score ~~indication~~ representing a
likelihood that the mortgage loan will close;

means for comparing the score for the mortgage loan application with one
or more additional scores for other mortgage loan applications; and

means for prioritizing processing of the mortgage loan application based
on the comparison.

25. (Currently Amended) A system for processing a mortgage loan
application based on a score, said system comprising:

means for receiving the mortgage loan application with a first interest rate
for a property; [[and]]

means for electronically calculating ~~determining~~ the score based on the
received information and based on a second interest rate received after the first interest
rate, the score representing a likelihood that the mortgage loan application will result in
a closing;

means for receiving a date corresponding to when the mortgage loan
application will close; and

means for calculating an updated score prior to the date.

26. (Currently Amended) A system for performing appraisals on a plurality of properties based on scores, wherein each of the scores indicates whether a mortgage loan application is likely to result in a closing, said system comprising:

means for receiving a first score based on a first interest rate for a first one of the properties;

means for receiving a second score based on a second interest rate for a second one of the properties; and

means for performing a first appraisal of the first property before a second appraisal of the second property, when the first score indicates a greater likelihood of closing than the second score.

27. (Currently Amended) A system for use in performing title searches for a plurality of properties based on scores, wherein each of the scores indicates whether a mortgage loan application is likely to result in a closing, said system comprising:

means for receiving a first score based on a first interest rate for a first one of the properties;

means for receiving a second score based on a second interest rate for a second one of the properties; and

processing means for performing a first title search of the first property before a second title search of the second property, when the first score indicates a greater likelihood of closing than the second score.

28. (Currently Amended) A system comprising:

at least one memory, comprising:

code that receives data representing an application including at least borrower information, property information, and a first interest rate;

code that receives home value information representing an estimated value of ~~[[the]]~~ a property;

code that receives a second interest rate; ~~[[and]]~~

code that electronically calculates a score ~~determines the indication~~ based on the received data representing the application, received home value information, and received second interest rate, the score ~~indication~~ representing a likelihood that the mortgage loan will close;

code that compares the score with one or more additional scores for other mortgage loan applications; and

code that prioritizes processing of the mortgage loan application based on the comparison; and

at least one processor that executes said code.

29. (Currently Amended) A system, comprising:

at least one memory, comprising:

code that receives ~~[[the]]~~ mortgage loan application data with a first interest rate for a property; ~~[[and]]~~

code that electronically calculates a ~~determines the~~ score based on the received mortgage loan application data and a second interest rate received after

the first interest rate, the score representing a likelihood that [[the]] a mortgage loan application represented by the mortgage loan application data will close; [[and]] code that receives a date corresponding to when the mortgage loan will close; and code that calculates an updated score prior to the date; and
at least one processor that executes said code.

30. (Currently Amended) A computer program product comprising code~~[[,]]~~ which, when executed by a processor, performs a method ~~said-code~~ comprising:
receiving code that receives a first score based on a first interest rate for a first loan;
receiving code that receives a second score based on a second interest rate for a second loan; and
performing code that performs a first appraisal of [[the]] a property securing the first loan before a second appraisal of [[the]] a property securing the second loan, when the first score indicates a greater likelihood of the first loan closing than the second score.

31. (Currently Amended) A computer program product comprising code~~[[,]]~~ which, when executed by a processor, performs a method ~~said-code~~ comprising:
receiving code that receives a first score based on a first interest rate for a first loan;

~~receiving code that receives~~ a second score based on a second interest rate for a second loan; and

~~performing code that performs~~ a first title search of ~~[[the]]~~ a property securing the first loan before a second title search of ~~[[the]]~~ a property securing the second loan, when the first score indicates a greater likelihood of the first loan closing than the second score.